

TECHNICAL REVIEW COMMITTEE MINUTES

October 21, 2009

Members present:

Ron Wolanski, Town Planner, Chairman

Warren Hall, Town Engineer

Jack Kane, Building/Zoning Official

Tom O'Loughlin, DPW Director

The meeting was called to order at 9:00 am.

New Business

1. Mark Pechico, Request for approval to install new vinyl siding, 496 East Main Rd. (Frosty Freez), Plat 113, Lot 157A.

The applicant was not present.

Mr. Wolanski described the proposal, which includes the installation of new vinyl siding on an existing commercial building. No structural or site alterations are proposed. It appears that a waiver would be required to allow for the use of vinyl siding.

Motion by Mr. O'Loughlin, seconded by Mr. Kane to refer the matter to the Planning Board for further review and consideration of required waivers. Vote: 4-0-0.

2. Peter Gallipeau, Proposed 14 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lots 4, 217, 218, 219 Planning Board request for review of preliminary subdivision plan submission.

The applicant, Peter Gallipeau, and his engineer Jeremy Rosa, were

present.

Mr. Wolanski described the process for the review of the plans, which will include review by the TRC, the town's consulting engineer, Pare Corp., and other town staff and committees as applicable. All comments will be forwarded to the Planning Board. The Planning Board public hearing has been continued to the November 12, 2009 Planning Board meeting.

Mr. O'Loughlin reviewed his concerns regarding the proposed sewer lines. The forced sewer mains proposed on the plan in the public right-of-way will not be permitted. An effort should be made to serve as many lots as possible with gravity sewer mains. This may require the improvement of Cross Country Lane in order to allow sewer access to Paradise Ave. The proposed connection for Lot 1 may have to be modified as there is no public main located where indicated on the plan.

Mr. Hall discussed the need to investigate the existing stream crossing on Cross Country in evaluating options for a sewer line.

There was discussion of the need to also evaluate that same crossing in terms of its conveyance of storm water leaving the proposed development. The applicant must demonstrate that the development will not adversely impact downstream drainage structures, or increase erosion.

Mr. Gallipeau expressed concern for potential increased cost of improvements to Cross Country Dr. to accommodate a sewer main.

It was determined that additional investigation and discussion between the applicant's engineer and town staff will be needed to

determine an acceptable sewer configuration. Revised plans will be provided for further TRC review when available.

Mr. Rosa described the proposed storm water drainage plan, which is proposed to maintain existing drainage patterns. One exception is that a swale will be added at the west side of the property to intercept runoff before it enters abutting parcels. Due to limited opportunity to infiltrate runoff due to soil conditions, the primary feature will be a detention basin at the southwest corner of the property. Vegetated swales are proposed in the development as primary means for conveying runoff to the pond.

Mr. Hall indicated that he has yet to complete his review of the calculations. He indicated that there should be an effort to reduce the rate and volume of runoff if possible, to address an ongoing downstream flooding problem.

Mr. Rosa stated that the infiltration chambers shown on the plan for the proposed homes are not acceptable to RIDEM due to the need for separation from groundwater. Therefore the detention pond design size must be increased to address that runoff.

There was discussion of the standard to be used for calculating the runoff from the proposed house lots. The applicant was asked to use the building lot coverage limitations in the zoning ordinance to anticipate the possible amount of impervious area.

Revised drainage plans will be provided to Mr. Wolanski for distribution to the TRC for review.

There was discussion of the need for a Special Use Permit for development on three lots where development would occur within the

Zone 1 of the Watershed Protection District. Mr. Gallipeau indicated that he will await RIDEM approval of the plans before proceeding with SUP application.

There was discussion of Mr. Gallipeau's desire to donate the historic cemetery plot to the Town. Mr. Wolanski advised that the applicant must first determine if the Town would have any interest in acquiring the land. The Town Council would be the appropriate body to consider this proposal.

There was discussion of the proposed driveway to be located within the open space. Mr. Wolanski stated that the regulations do not permit a driveway for the purpose of serving a development lot in the open space. Mr. Gallipeau stated that he has set aside sufficient openspace in the event that the driveway and some abutting land must be excluded from the openspace area.

Mr. Wolanski stated that the Planning Board would have to consider this issue.

There was discussion of Mr. Wolanski's comment regarding the need for markers to identify the limits of the protected open space, in order to discourage encroachment by property owners. Mr. Gallipeau stated that he might also consider installing a split-rail fence to define the boundary.

Mr. Gallipeau stated that he would consider requesting final approval in phases, depending on the amount of infrastructure that would be required to be completed for the initial phase. TRC members discussed the need to ensure that appropriate infrastructure, particularly storm drainage, is completed during phase one in the

event that subsequent phases of the development are not completed. There being no further discussion, it was determined that a subsequent TRC meeting would be scheduled upon receipt of revised plans.

The meeting adjourned at 10:50am

Respectfully submitted

**Ronald M. Wolanski, Chairman
Technical Review Committee**